

MEMORANDUM

Agenda Item No. 8(F)(1)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: April 2, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution declaring surplus
County-owned real property
located at 496 NE 29 Street,
Miami, Florida; and authorizing
the public sale of same to the
highest bidder

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

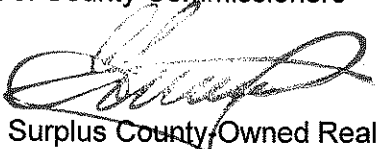
RAC/smm

Memorandum



Date: April 2, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Declaring Surplus County-Owned Real Property Located at 496 NE 29 Street, Miami, FL - Folio No. 01-3230-014-0100

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution which does the following:

- declares a 6,300 square foot County-owned parcel, located at 496 NE 29th Street, Miami, FL as surplus;
- authorizes the property to be sold to the highest bidder through the County's competitive bidding process; and
- waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board (PAB) because the property is located within the City of Miami and the action to surplus and sell was not presented to the PAB because it does not have jurisdiction in the City of Miami.

T.F. Magenheimer Appraisal, Inc., an independent State of Florida certified appraiser, valued the property at \$360,000 as of July 9, 2012 (see attachment). If approved for surplus, the property will be put out to bid with a minimum bid amount of \$360,000.

SCOPE

The property identified in this item is located in Commission District 3.

FISCAL IMPACT/FUNDING SOURCE

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$288 per year. In addition, the sale will place the property back on the tax roll, generating approximately \$5,732 in annual ad valorem taxes.

TRACK RECORD/MONITOR

The Internal Services Department, Real Estate Development Division is managing the sale of this property.

DELEGATION OF AUTHORITY

Authorizes the County Mayor or the Mayor's designee to sell the property via sealed bid to the highest bidder, take all actions necessary to accomplish the sale of the property, and authorizes the Chairperson or Vice Chairperson to execute a County Deed for such purpose.

BACKGROUND

The County acquired this property via Tax Deed escheatment on June 28, 2000. The Internal Services Department has circulated the property to all County departments and the City of Miami to determine whether there is a present or future need for the property, for which none was determined.

Additional property details are as follows, and, shown in the attached property map:

FOLIO NUMBER: 01-3230-014-0100

LOCATION: 496 NE 29 Street, Miami, Florida

PROPERTY SIZE: 6,300 square feet

ZONING: T6-36AL (Urban Core Zone)

Attachments



Edward Marquez
Deputy Mayor



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: April 2, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s ____, 3/5’s ____, unanimous ____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
4-2-13

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT 496 NE 29 STREET, MIAMI, FLORIDA; AND AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE EXECUTION OF A COUNTY DEED BY THE BOARD OF COUNTY COMMISSIONERS ACTING BY THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copy of which is incorporated herein by reference; and

WHEREAS, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interests of the County to sell County-owned real property located at 496 NE 29th Street, Miami, Fl. to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board ratifies and accepts the prior recitals.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located at 496 NE 29th Street, Miami, Fl., authorizes the sale to the highest bidder via competitive bidding for the minimum sale amount of \$360,000.00; authorizes the County Mayor or the County Mayor's designee to take all

actions necessary to accomplish the sale of said real property, legally described in the
aforementioned County Deed; waives Administrative Order 8-4 as it pertains to review by the
Planning Advisory Board; and authorizes the execution of said County Deed by the Board of
County Commissioners acting by the Chairperson or Vice Chairperson of the Board.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jean Monestime
Sen. Javier D. Souto
Juan C. Zapata

Esteban L. Bovo, Jr.
Audrey M. Edmonson
Barbara J. Jordan
Dennis C. Moss
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day
of April, 2013. This resolution shall become effective ten (10) days after the date of its adoption
unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this
Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

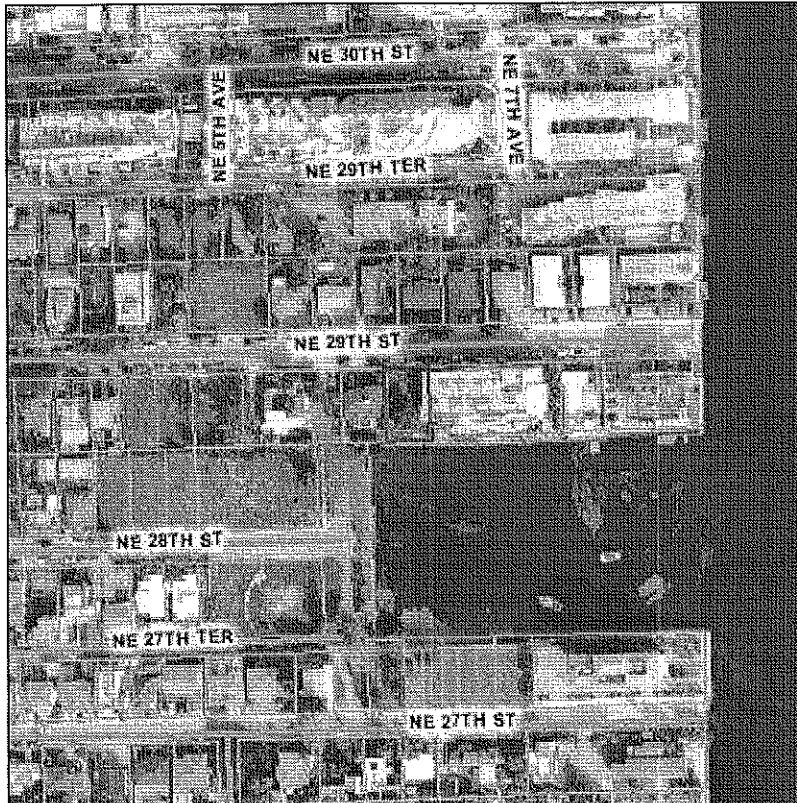
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

GBK

Geri Bonzon-Keenan

Property Information Map



Aerial Photography - 2012

0 110 ft

This map was created on 1/14/2013 9:31:33 AM for reference purposes only.

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Summary Details:

Folio No.:	01-3230-014-0100
Property:	496 NE 29 ST
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	4604 MULTI-FAMILY - 36 STORY &
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	6,300 SQ FT
Year Built:	0
Legal Description:	BROADMOOR AMD PB 2-58 BEGIN 366FTE OF NW COR OF LOT 1 BLK 14 RUN E60FT S105FT W60 FT N105FT TO POB LOT SIZE 60,000 X 105 OR 19172-3387 0600 3

Assessment Information:

Year:	2012	2011
Land Value:	\$252,000	\$252,000
Building Value:	\$0	\$0
Market Value:	\$252,000	\$252,000
Assessed Value:	\$252,000	\$252,000

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$252,000/\$0	\$252,000/\$0
County:	\$252,000/\$0	\$252,000/\$0
City:	\$252,000/\$0	\$252,000/\$0
School Board:	\$252,000/\$0	\$252,000/\$0

Instrument prepared by and returned to:
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-3230-014-0100

COUNTY DEED

THIS DEED, made this _____ day of _____, 2013 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Florida

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

Begin 366 FT E of NW Corner of Lot 1 Blk 14 Run E 60 FT S 105 FT W 60 Feet North 105 Feet To POB Broadmoor AMD according to the Plat thereof as recorded Plat Book 2 at Page 58 of the Public Records of Dade County, Florida

This grant conveys only the interest of the County and its Board of County Commissioners in the land herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. ____-13 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2013.

APPRAISAL REPORT

A VACANT LAND SITE PROJECT 12049

LOCATED AT:

496 N.E. 29TH STREET
MIAMI, FLORIDA

PREPARED FOR:

MIAMI-DADE COUNTY
INTERNAL SERVICE DEPARTMENT
111 N.W. FIRST STREET, SUITE 2460
MIAMI, FLORIDA 33128

AS OF:

JULY 1, 2012

PREPARED BY:

T. F. MAGENHEIMER APPRAISAL, INC.
7300 NORTH KENDALL DRIVE - SUITE 530
MIAMI, FLORIDA 33156

T. F. MAGENHEIMER APPRAISAL, INC.
7300 NORTH KENDALL DRIVE, SUITE 530
MIAMI, FLORIDA 33156

Thomas F. Magenheimer, MAI
State Certified General Appraiser
RZ 0000553

Telephone (305) 663-6611
Fax (305) 670-4330
E-mail:tmagmai@aol.com

July 9, 2012

Carmen O. Gomez
Real Estate Officer
Miami-Dade County
Internal Services Department
111 N.W. 1st Street – Suite 2460
Miami, Florida 33128

Dear Ms. Gomez:

In accordance with your request, I have prepared an Appraisal of the following described property:

A 6,300 square foot land parcel, located at the 496 N.E. 29th
Street, Miami, Florida.

The purpose of this Appraisal is to estimate the Market Value of the described property as of July 1, 2012 being one of the dates of personal inspection.

The Appraisal Report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable data, the results of the investigations and analyses, and the reasoning leading to the conclusions set forth.

The report was prepared in accordance with the requirements of the Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA) relating to appraisal standards as enumerated in Title 12, Code of Federal Regulation, Part 34 (12CFR34) and in compliance with the most current Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.

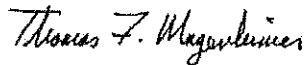
Ms. Carmen O. Gomez
Miami-Dade County
July 9, 2012
Page 2

Based on the inspection of the property and the investigation and analyses undertaken, I have formed the opinion that, as of July 1, 2012, the subject property had a Market Value of:

THREE HUNDRED SIXTY THOUSAND DOLLARS

\$360,000

Respectfully submitted,



Thomas F. Magenheimer, MAI
State-Certified General Appraiser
Certification Number: RZ0000553

TFM/rp
(TFM_12-022)

Tax Deed File Number 92-1480
Property Identification No. 01-3230-014-0100

00R310738 2000 JUN 28 08:32

TAX DEED

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 99-3355 issued on June 01, 1999, and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sales certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash there having no bidders at the sale and Clerk having complied with Sec. 197.502 (7) FS and Sec. 197.502 (8) FS; the undersigned Clerk conveys the following land to:
whose address is: BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY
111 NW 1 STREET
MIAMI, FL 33128

the public sale held on May 20, 1993,
as required by the laws of this state.

NOW, on June 19, 2000 the County of Miami-Dade, State of Florida, in consideration of the sum of (\$0.00) dollars does hereby convey the following lands situated in Miami-Dade County, Florida, and described as follows:

BEGIN 166 FT E OF NW COR OF LOT 1 BLK 14 RUN E 60 FT S 105 FT
W 60 FT N 105 FT TO POB BROADMOOR AMD PB 2-58

Witnessed by:

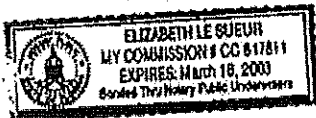
Delma Ortega
Sarah Davis

HARVEY RUVIN
Clerk of Circuit Court
Miami-Dade County, Florida

BY: *Shirley Shabazz* (SENT)
DEPUTY CLERK

BEFORE ME, the undersigned notary public, personally appeared Shirley Shabazz, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON June 19, 2000



Elizabeth Le Sueur
Notary Public, State of Florida, At Large

THIS DEED IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by
Sarah Davis
Deputy Clerk of Circuit Court
Miami-Dade County, Florida

tdrpt07 3/96

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT